

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:				PJs in State:	20		
% of Funds Committed	100.00 %	92.84 %	1	97.21 %	100	100	
% of Funds Disbursed	92.03 %	87.32 %	9	90.53 %	51	52	
Leveraging Ratio for Rental Activities	0.88	3.26	14	4.97	18	13	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.52 %	1	85.01 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.85 %	70.04 %	9	73.71 %	58	62	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.53 %	87.69 %	19	81.48 %	16	13	
% of 0-30% AMI Renters to All Renters***	38.96 %	52.92 %	15	45.54 %	36	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.10 %	97.68 %	13	96.14 %	30	30	
Overall Ranking:			In State:	15 / 20	Nationally:	42	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,104	\$27,073		\$28,248	77 Units	16.10 %	
Homebuyer Unit	\$10,223	\$17,624		\$15,487	272 Units	56.90 %	
Homeowner-Rehab Unit	\$18,272	\$22,824		\$0	129 Units	27.00 %	
TBRA Unit	\$0	\$5,461		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$16,713	\$55,793	\$24,920
State:*	\$80,979	\$74,631	\$19,584
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	60.0	66.9	67.4	0.0	Single/Non-Elderly:	41.3	26.1	27.1	0.0
Black/African American:	34.7	22.8	29.5	0.0	Elderly:	2.7	1.1	9.3	0.0
Asian:	0.0	0.4	0.0	0.0	Related/Single Parent:	41.3	43.4	30.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.8	0.0	Related/Two Parent:	9.3	17.6	30.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.3	5.9	3.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	1.3	1.1	0.0	0.0					
ETHNICITY:									
Hispanic	4.0	2.9	2.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	28.0	18.8	30.2	0.0	Section 8:	24.0	0.0 [#]		
2 Persons:	30.7	27.9	18.6	0.0	HOME TBRA:	0.0			
3 Persons:	14.7	24.3	24.0	0.0	Other:	0.0			
4 Persons:	17.3	15.1	15.5	0.0	No Assistance:	76.0			
5 Persons:	6.7	5.5	10.1	0.0					
6 Persons:	1.3	2.2	1.6	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	1.3	0.4	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				3

* The State average includes all local and the State PJs within that state

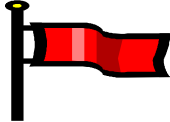
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: MI Group Rank: 42
 (Percentile)
 State Rank: 15 / 20 PJs Overall Rank: 0
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	81.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	96.1	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

